

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, APRIL 14, 2022 AT 6:00 P.M.** AT SEABROOK CITY HALL AND VIA TELECONFERENCE, TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	CHAIR
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS (EXC. ABSENCE)	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Chairman Paul Dunphey called the meeting to order at 6:00 p.m. and declared that a quorum was present.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. SPECIFIC PUBLIC HEARINGS

Mr. Dunphey opened public hearings at 6:01 p.m.

- 2.1 Conduct public hearing on notice of project of the SEDC relating to incentives for TransWestern Development Company to assist the construction and related improvements for warehousing and storage at 5803 Old Highway 146 ("Project"). SEDC funding is limited to an amount not to exceed \$50,000.**

No public comments.

- 2.2 Conduct public hearing on notice of project of the SEDC relating to the retention of Freese and Nichols to assist development of a Comprehensive Master Plan in an amount not to exceed \$115,000.**

No public comments.

Mr. Dunphey closed public hearings at 6:02 p.m.

52 **3. PRESENTATIONS**

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54 **3.1 EDC Director's report on economic development activities for March 2022.**

55
56 EDC Director, Paul Chavez gave his monthly report for March 2022, as well as the
57 EDC Semi-Annual Report.
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60 **4. NEW BUSINESS**

61
62 **4.1 Consider and take all appropriate action to approve an "Old Seabrook**
63 **Livable Center – Phase I" Economic Development Project and Notice in an**
64 **amount not to exceed \$1,000,000.00 and authorize required posting and**
65 **public hearing.**
66

67 Motion made by Kevin Ferguson. Motion seconded by Jeff Larson.

68
69 To approve the "Old Seabrook Livable Center – Phase 1" Economic Development
70 Project and Notice in an amount not to exceed \$1,000,000.00 and authorize required
71 posting and public hearing.
72

73 MOTION CARRIED BY UNANIMOUS CONSENT
74

75 **4.2 Consider and take all appropriate action on approval of Joint Resolution**
76 **2022-09 "PROPOSED SEDC PROJECT – RETENTION OF AN INDEPENDENT**
77 **CONSULTANT FOR UPDATE OF THE COMPREHENSIVE MASTER PLAN**
78 **INCLUDED IN PROJECTS FUND BUDGET LINE ITEM 707-5617 FOR FISCAL**
79 **YEAR 2021-2022", for retention and funding of an independent consultant,**
80 **Freese and Nichols, for such purposes, in an amount not to exceed**
81 **\$115,000.**
82

83 Motion made by Gary Bell and seconded by Jeff Larson.

84
85 To approve Joint Resolution 2022-09 "Proposed SEDC Project – Retention of an
86 independent consultant for update of the Comprehensive Master Plan included in
87 projects fund budget line item 707-5617 for fiscal year 2021-2022", for retention
88 and funding of an independent consultant, Freese and Nichols, for such purposes, in
89 an amount not to exceed \$115,000.
90

91 MOTION CARRIED BY UNANIMOUS CONSENT
92

93 **4.3 Consider and take all appropriate action on proposed amendment to the EDC**
94 **BYLAWS, Article Four, Section 4.02 "Number, Qualifications, and Tenure of**
95 **Directors", for staggered terms of directors and submittal of Resolution**
96 **2022-01 for City Council approval.**
97

98 Motion made by Gary Bell and seconded by Kevin Ferguson.

99
100 To approve the amendments to the EDC BYLAWS, Article Four, Section 4.02
101 "Number, Qualifications, and Tenure of Directors", for staggered terms of directors
102 and submittal of Resolution 2022-01 for City Council approval.
103

104 MOTION CARRIED BY UNANIMOUS CONSENT
105

4.4 Consider and take all appropriate action on the annual Keels and Wheels event to be held on Friday, April 29, 2022, in an amount not to exceed \$2,000. This is a budgeted item for the 2021-2022 fiscal year.

Motion made by Kevin Ferguson and seconded by Terry Chapman.

To approve the annual Keels and Wheels event to be held on Friday, April 29, 2022, in an amount not to exceed \$2,000.

MOTION CARRIED BY UNANIMOUS CONSENT

5. ROUTINE BUSINESS

5.1 Approve minutes of the March 10, 2022 regular meeting.

Motion made by Kevin Ferguson and seconded by Jeff Larson.

To approve the minutes of the March 10th EDC meeting as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Status update of City projects.

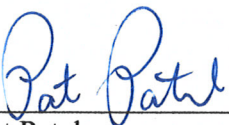
Report by EDC Director of City projects.

5.3 Establish future meeting dates and agenda items.

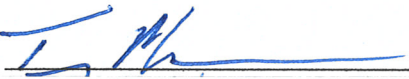
Next meeting: May 12, 2022 at 6:00 p.m.

Upon motion duly made, the meeting was adjourned at 6:34 p.m.

APPROVED ON THE 12th DAY OF May 2022.



Pat Patel,
EDC Administrative Coordinator



Terry Chapman, EDC Vice-Chairman